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MEMORANDUM

DATE: May 8, 2003

TO: Council Member Gary Schiff, Chair, Zoning & Planning Committee and
Members of the Committee

FROM: Hilary Watson, City Planner

SUBJECT: Appeal of the decision of the Zoning Board of Adjustment by Wanda
Alexander

Wanda Alexander, a neighbor who lives at 90 Emerald Street Southeast, has filed an appeal of the decision of the Zoning Board of Adjustment. The appeal is associated with the decision of the Zoning Board of Adjustment to approve the variance to reduce the front yard setback along Emerald Street Southeast from the required 15 feet to 5 feet to allow for the construction of an addition and an attached garage to an existing single-family dwelling located on a reverse corner lot. The actions from the April 9, 2003 Zoning Board of Adjustment meeting are attached.

The appellant is appealing the decision of the Zoning Board of Adjustment to approve the requested variance application. The appellant has indicated that this action is being appealed for three reasons. First, the appellant believes that this variance will eliminate street parking because the addition includes the construction of a 25-foot wide driveway. Second, the appellant believes that the lot is sufficient to accommodate an addition to the house and a double garage while adhering to the 15-foot setback requirement. And third, the appellant does not think that complete information was shared with the neighborhood residents prior to the Board of Adjustment meeting.

At the April 9, 2003 Zoning Board of Adjustment meeting, six Board members were present. All six of the Board members voted to approve the variance application.

HEARING AGENDA

Actions

Minneapolis Board of Adjustment:

Ms. Debra Bloom - Absent
Mr. David Fields
Mr. John Finlayson
Mr. Paul Gates - Absent
Ms. Marissa Lasky
Mr. Barry Morgan
Mr. Peter Rand
Ms. Gail Von Bargaen
Mr. Richard White - Absent

The meeting was called to order at 2:05 p.m.

The Minutes of March 26, 2003 were approved.

The Consent Agenda was approved for the following items: 6, 7 and 8

No Items were withdrawn.

HEARING

1. 168 Orlin Avenue (BZZ-1071, 2nd Ward)

Thomas Clausen has made application for a variance to reduce the front yard setback along Emerald Street Southeast from the required 15 feet to 5 feet to allow for the construction of an addition and an attached garage to an existing single-family dwelling located on a reverse corner lot at 168 Orlin Avenue.

TESTIMONY:

Tom Clausen, 168 Orlin Ave. Applicant. Very excited about this opportunity to increase the utility and value of the home. Wants to have the space to enjoy working on hobbies upon retirement.

Opposition:

Wanda Alexander, 90 Emerald Street. House is set back only 10 feet. Garage will be taller than existing garage. Concerned about plans to build a deck on top of that garage. To build a new double garage will create a suburban appearance. Ask that zoning be maintained as it exists. Thinks that to give variance will be detrimental to neighborhood.

Board of Adjustment Member:

Mr. Fields spoke on behalf of the surrounding area that is changing. The new complexes being built are going to be having designated parking. If for no other reason there is nothing wrong with the addition of double garage to Mr. Clausen's property. A bigger better garage is within reason for this site.

BOARD OF ADJUSTMENT ACTION:

Mr. Rand motioned to **approve** the variance application to reduce the front yard setback along Emerald Street Southeast from the required 15 feet to 5 feet to allow for the construction of an addition and an attached garage to an existing single-family dwelling located on a reverse corner lot. Mr. Fields seconded the motion.

ROLL CALL VOTE:

Yeas: Fields, Finlayson, Lasky, Morgan, Rand, Von Bargaen

Nays: None

Absent: Bloom, Gates, White

The Board of Adjustment **APPROVED** the variance application subject to following five conditions:

1. The Planning Department shall review and approve the final site and elevation plans.
2. The driveway shall be no wider than 25 feet.
3. No vehicles shall be parked in the driveway so as to obstruct pedestrian traffic on the public sidewalk.
4. The applicant shall contact the Minneapolis Park Board prior to any construction taking place in the right-of-way.
5. The applicant shall contact the Minneapolis Sidewalk Department prior to any construction taking place in the right-of-way.